

REAL ESTATE AUCTION

139.85± TOTAL ACRES - 85.81± CURRENT/POTENTIAL TILLABLE ACRES - WOODS - PASTURES - CREEK - POND - BUILDING SITES
 HISTORIC HOME BUILT IN 1837± - BARN & OUTBUILDINGS - PUBLIC WATER - NATURAL GAS
 1015 HELTONVILLE ROAD E (STATE ROAD 58), BEDFORD, IN 47421 - SHAWSWICK TOWNSHIP - LAWRENCE COUNTY

Thursday, April 18th, 6:30 p.m.
Auction to be held at the Artemis Conference & Banquet Hall,
1312 J Street, Bedford, IN 47421



1837 Year Built House

Parcel 1: 29.43± acres; 15.76± current/potential tillable acres; pasture; Swing Parcel must sell with an adjoining auction parcel or to an adjoining property owner with road frontage/access.
Parcel 2: 54.49± acres; 45.69± current/potential tillable acres; pasture; woods; frontage on Heltonville Road (State Road 58).
Parcel 3: 7.24± acres; pasture; easement/driveway access from Heltonville Road (State Road 58); Bedford public water; natural gas; septic system in need of updating; 1,162± sq.ft. house built 1837, on the National & Indiana Historic Registers with brick exterior, metal roof, updated gas furnace with central air conditioning, main level - kitchen, living room, entry, bedroom, & full bathroom, 224± sq.ft. loft/attic with two rooms; several barns & outbuildings.
Parcel 4: 48.69± acres; 24.36± current/potential tillable acres; pasture; small pond; creek; frontage on Heltonville Road (State Road 58).

Current/potential tillable land consists mostly of Crider & Caneyville type soils with an approximate overall WAPI for corn of 140.5

Don't miss this opportunity to purchase a piece of history



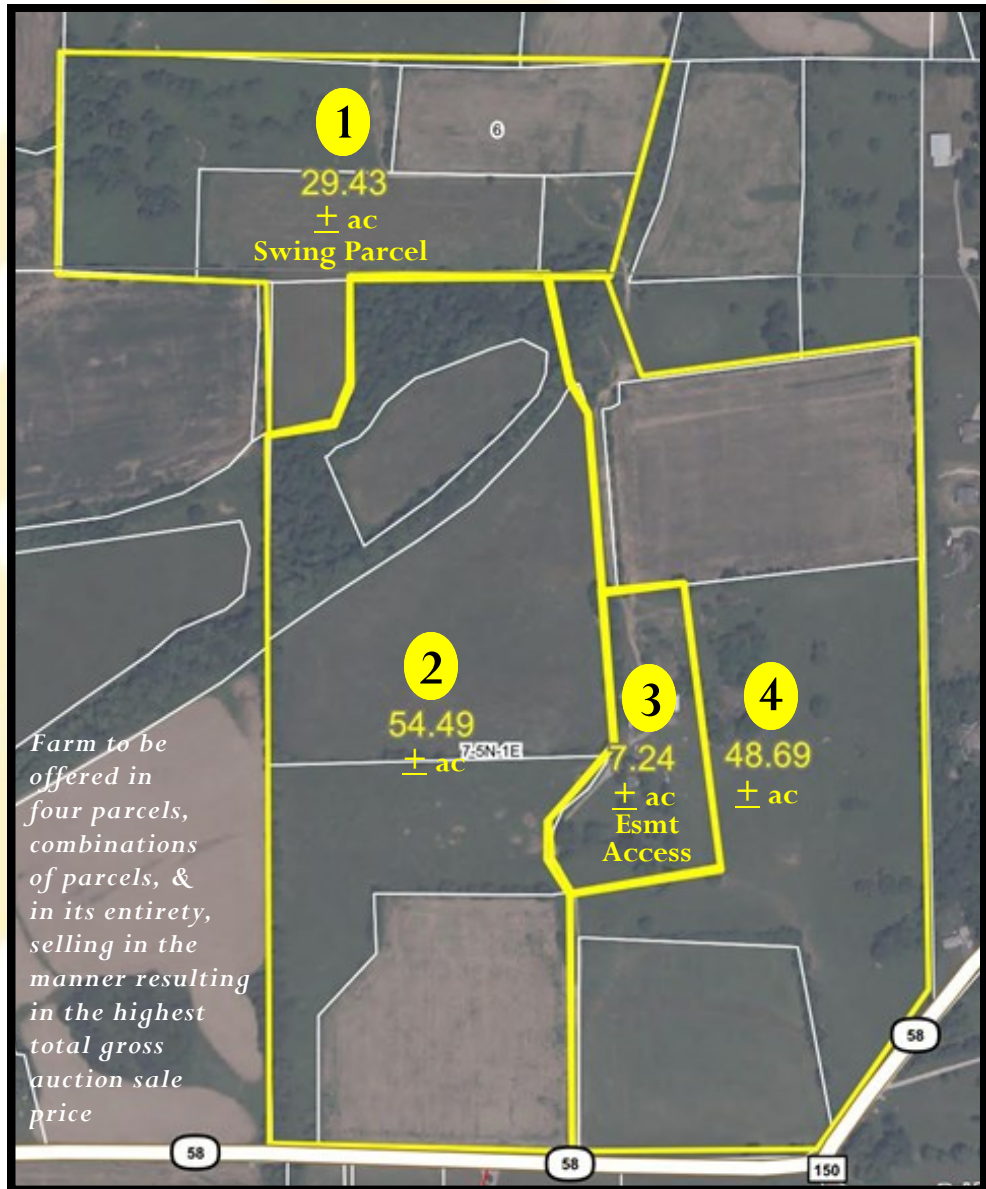
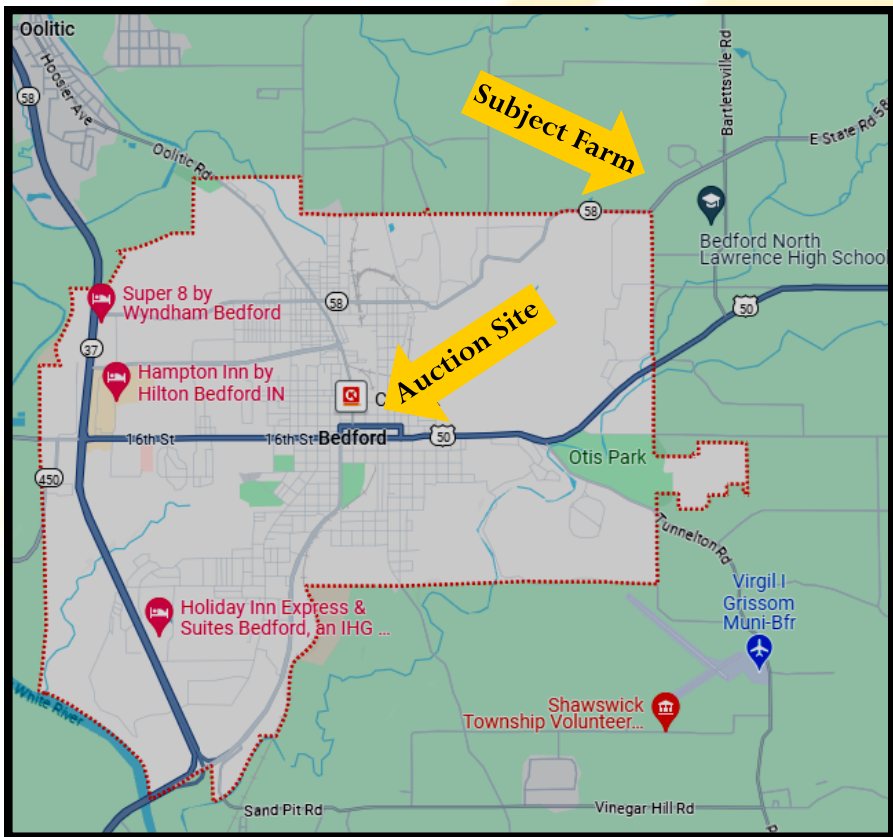
Great agricultural & recreational/hunting property with future development potential

OPEN HOUSES:

Wednesday, April 3rd, 5:00-7:00 p.m.

Tuesday, April 9th, 5:00-7:00 p.m.

Directions to Farm: In Bedford, take Heltonville Road (State Road 58) east to the farm at 1015 Heltonville Road E, Bedford, IN 47421.
Directions to Auction Site: In Bedford, take I Street north from U.S. 50 & 15th Street to 13th Street. Go west to J Street. Go south to the Artemis Conference & Banquet Hall, 1312 J Street, Bedford, IN.



TERMS OF AUCTION

- TERMS:** Purchaser to pay 10% down day of auction with balance due on or before May 20, 2024.
- TAXES:** Buyer(s) to begin paying real estate taxes in Spring of 2025.
- FINAL BID:** Property to sell subject to final confirmation of the owner.
- POSSESSION:** Day of closing, subject to tenant's rights.
- SURVEY:** Survey to be provided at seller's expense, if applicable.
- IMPROVEMENTS:** All improvements to be sold in "AS IS" condition.
- INSPECTIONS:** Call Lawson & Co. at 317-745-6404 to schedule an appointment to inspect the property, or visit the Open Houses.

Owner: BAILEY FAMILY LLC

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. Properties are being sold on an "AS IS WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the properties is made by the Sellers or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspection, investigations, inquiries, and due diligence concerning the properties. The information in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Conduct of the auction and increments of bidding are at the discretion of the auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there are any questions as to the person's credentials, fitness, etc. All decisions of the auctioneer are final. **NEW DATA, CORRECTIONS AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information. **AGENCY DISCLOSURE:** In this auction sale, the auction company, staff, and auctioneers are Seller's agents and have a fiduciary duty to the Seller. The entire staff has a duty and responsibility to be honest to potential buyers, and to disclose all known facts that might materially affect the value or desirability of the property offered in this auction.



LAWSON & CO.
Auctioneers and Real Estate Professionals

Jack Lawson, AU1000629
Brandon Lawson, AU19300138
 P.O. Box 327 - 1280 E. Main Street - Danville, IN 46122
 Phone (317) 745-6404 / Fax (317) 745-7810 / AC31300014
 Visit our web site: www.lawsonandco.com